131.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,070,100 / 2,070,100
					USE VALUE:	2,070,100 / 2,070,100
					ASSESSED:	2,070,100 / 2,070,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACHDEV SUBIR
Owner 2:	PASI USHA
Owner 3:	
Street 1:	54 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCGILL NANCY K -
Owner 2:	-
Street 1:	54 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .26 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1899, having primarily Clapboard Exterior and 3781 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11312.000	1,386,100	600	683,400	2,070,100
Total Card	0.260	1,386,100	600	683,400	2,070,100
Total Parcel	0.260	1,386,100	600	683,400	2,070,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.48 /Parcel: 547.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,386,100	600	11,312.	683,400	2,070,100		Year end	12/23/2021
2021	101	FV	1,346,200	600	11,312.	683,400	2,030,200		Year End Roll	12/10/2020
2020	101	FV	1,337,000	600	11,312.	683,400	2,021,000	2,021,000	Year End Roll	12/18/2019
2019	101	FV	1,008,400	600	11,312.	721,400	1,730,400	1,730,400	Year End Roll	1/3/2019
2018	101	FV	1,008,400	600	11,312.	531,600	1,540,600	1,540,600	Year End Roll	12/20/2017
2017	101	FV	1,008,400	600	11,312.	508,800	1,517,800	1,517,800	Year End Roll	1/3/2017
2016	101	FV	1,008,400	600	11,312.	470,800	1,479,800	1,479,800	Year End	1/4/2016
2015	101	FV	939,400	600	11,312.	394,900	1,334,900	1,334,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGILL NANCY K	45544-507		7/5/2005		1,575,000	No	No		
CAMPBELL-KING A	30578-523		8/24/1999		885,000	No	No		
ACKERMAN ALLAN	21687-474		1/17/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2010	134	Redo Kit	24,700					RESULT OF BURST PI
4/2/2002	206	Porch	24,650	C				REBUILD/REPLACE FR
6/18/2001	573	Re-Roof	82,000	C				NEW COPPER GUTTERS
9/4/1997	513		15,000					ENCLOSE PORCH/WDK

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2014	Meas/Inspect	PC	PHIL C
10/30/2005	MLS	MM	Mary M
11/8/1999	Meas/Inspect	243	PATRIOT
7/28/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11312		Sq. Ft.	Site		0	90.	0.67	10									683,427						683,400	

USER DEFINED

User Acct	84241
GIS Ref	
GIS Ref	
Insp Date	02/19/14
	!10233!
Prior Id # 1:	84241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	10:20:28

LAST REV

Date	Time
02/27/14	10:26:39
mmcmakin	
10233	

Patriot Properties Inc.

Total AC/HA:	0.25969	Total SF/SM:	11312	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	683,427	Spl Credit		Total:	683,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1899	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Excellent
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.92769325
Const Adj.:	1.19797277
Adj $ / SQ:	150.032
Other Features:	149325
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1452951
Depreciation:	66836
Depreciated Total:	1386115

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	M
Totals			
1	12	5	

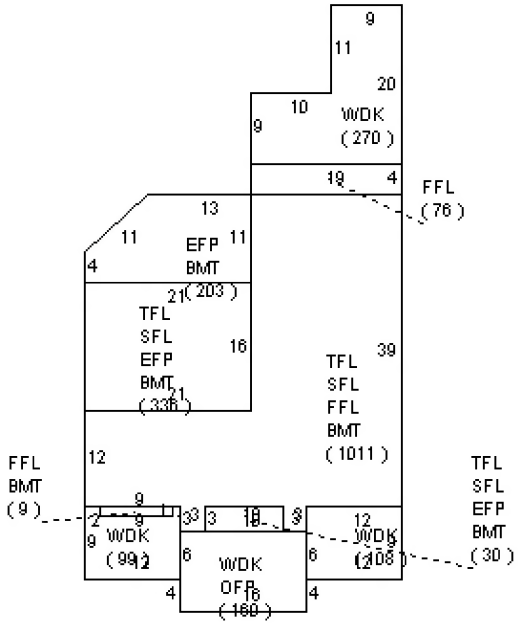
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	265.56
Special Features:	0	Val/Su Net:	205.77
Final Total:	1386100	Val/Su SzAd	366.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,589	45.010	71,520
SFL	Second Floor	1,377	150.030	206,595
TFL	Third Floor	1,308	150.030	196,265
FFL	First Floor	1,096	150.030	164,436
WDK	Deck	637	9.070	5,777
EFP	Enclos Porch	569	38.350	21,819
OFP	Open Porch	160	32.120	5,139

	Net Sketched Area:	6,736		Total:	671,551
Size Ad	3781.1499	Gross Area	6805	FinArea	3781

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

131.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X19	A	AV	1960	4.72	T	40.8	101			400			400
19	Patio	D	Y	1	6X10	A	AV	1960	6.00	T	40.8	101			200			200

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600